

MINUTES
MANSFIELD PLANNING AND ZONING COMMISSION
Regular Meeting
Monday, October 20, 2014
Council Chamber, Audrey P. Beck Municipal Building

Members present: Vice Chairman B. Ryan, R. Hall, K. Holt, G. Lewis, P. Plante, K. Rawn,
Members absent: J. Goodwin, B. Chandy, B. Pociask,
Alternates present: S. Westa
Alternates absent: P. Aho, V. Ward
Staff Present: Linda Painter, Director of Planning and Development
Curt Hirsch, Zoning Agent

Vice Chairman Ryan called the meeting to order at 7:29 p.m. and appointed Westa to act in member's absence and Rawn to act as Secretary.

Approval of Minutes:

a. October 6, 2014 Special Meeting

Hall MOVED, Plante seconded, to approve the 10-6-14 minutes as written. MOTION PASSED with all in favor except Ryan who was disqualified.

Zoning Agent's Report:

None.

Old Business:

None.

New Business:

Request for Modification, East Brook F, LLC, 95 Storrs Road, PZC File #432-2

John Everett of New England Design, representing the applicant, reviewed the modification request to utilize existing space formerly occupied by JC Penney. After review and questions and answers, the commission expressed concern with a notation on the plan from Meehan and Goodwin that refers to the "future reserved parcel" at the northeast corner of the site...noting that no plans for a future parcel have ever been approved.

Rawn MOVED, Holt seconded, to authorize the PZC Chair and Zoning Agent to approve the October 8, 2014 modification request of East Brook F, LLC; East Brook T, LLC; and East Brook W, LLC (PZC File # 432-2) for changes to the east and west building facades and parking/loading areas for the former J.C. Penney store on property owned by the applicants and located at 95 Storrs Road, as shown on plans dated 10/6/2014 as revised through 10/17/2014 and as described in application submissions. This authorization is subject to the following conditions:

1. Any further exterior modifications to address storefront access for the vacant tenant space shall require approval from the Commission.
2. Use of the vacant tenant space for a use other than those specified in Article Seven, Section L.3.a shall require approval from the Commission.
3. In accordance with Section L.3.c, any future division of the remaining vacant tenant space shall require approval from the Commission.
4. While depicted on the elevations, signs have not been reviewed as part of this modification request. Sign permits must be obtained; review for compliance with regulations shall be completed at that time.

5. The approval of this modification is limited to the changes proposed as part of this application and does not include any site and building improvements shown on the existing conditions survey that were made as part of the Michael's addition (PZC File #1307).

MOTION PASSED UNANIMOUSLY.

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Painter stated that staff will be sending out potential dates for special meetings in November, noting that the first two weeks of November we will try to meet twice a week.

Reports from Officers and Committees:

It was noted that staff is working on setting up a Regulatory Review Committee meeting.

Communications and Bills:

Noted.

Adjournment:

The Vice Chairman adjourned the meeting at 8:02 p.m.

Respectfully submitted,

Kenneth Rawn, Acting Secretary